

# Single Tenant Net Leased Investment Offering

Established 1962



COMMERCIAL REAL ESTATE



**160 Kirby Road**

**Portland/Sumner County, Tennessee**

±222,274 Sq. Ft. Building on ±24 Acres

±16,256 Sq. Ft. Office Area • Built in 2000 • Zoned Industrial

Map 20/Parcel 28.02 • 34' x 84' Column Spacing • Translucent Wall Light Panels

25' – 33' Predominate Clear Height • 130' Truck Court • Sprinkler System

248 Striped Spaces • Pre-Engineered Metal, Exposed Fastener Roof

Plain Face Concrete Masonry and Metal Panel Construction

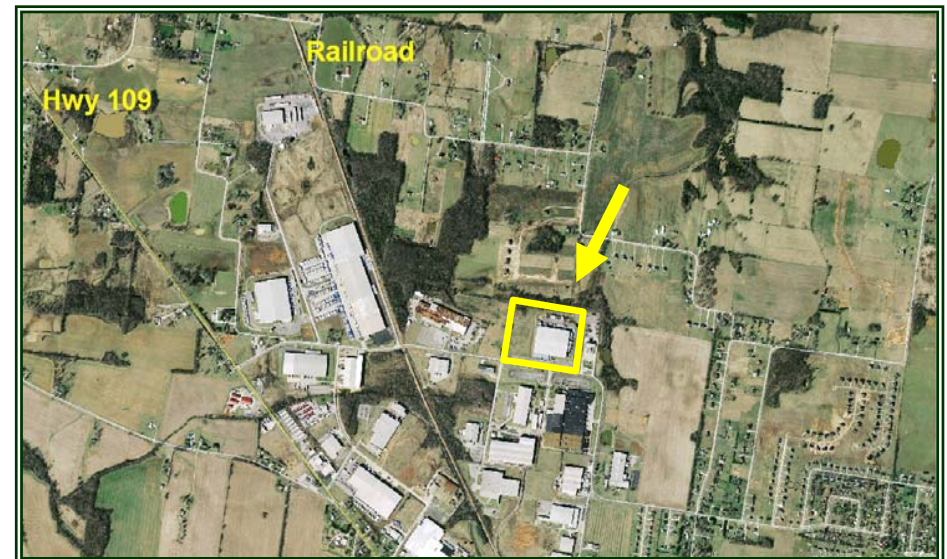
Floor is Concrete Slab-on-Grade

Price - \$7,631,411.00

Approx. NOI - \$686,827.00

*In the best interest of our clients, we encourage co-brokerage and offer equal sharing of commissions.*

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed



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